



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors

GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

February 12, 2002

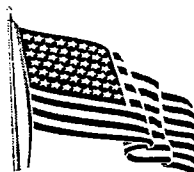
The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION AND NOTICE OF INTENTION TO AUCTION
COUNTY SURPLUS LIBRARY REAL PROPERTY
29130 WEST ROADSIDE DRIVE, AGOURA HILLS
(THIRD) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make a finding that the County has no present or future need for the property legally described in the attached Resolution and Notice of Intention, and adopt the Resolution setting a date for public auction.
2. Find that the sale of this property is categorically exempt under Class 12 of the California Environmental Quality Act (CEQA) guidelines.
3. Instruct the Executive Officer, Board of Supervisors to obtain publication of an abridged Resolution and Notice of Intention in accordance with Section 25528 of the Government Code.
4. Authorize the CAO to purchase display advertising that will best publicize the auction.



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IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC AUCTION:

1. Approve the sale of the County's right, title and interest to the successful bidder, and instruct the Chairman to execute the deed when prepared by the Chief Administrative Office (CAO) and approved as to form by County Counsel.
2. Authorize the CAO to execute all documents necessary to complete the sale transaction, and the Auditor-Controller to deposit the net proceeds as requested by the CAO.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to offer at public auction an existing Public Library facility that is considered surplus to that Department's needs.

- In October 2001, the Public Library relocated its existing Las Virgenes Library facility to a new library that is part of the Agoura Hills city hall/library civic center complex.
- This property on Roadside Drive as shown on the attached map is no longer occupied and the Department requested the CAO to market this property for sale at public auction.
- The net proceeds will be paid to the cities of Agoura Hills and Westlake Village in accordance with provisions of the respective leases negotiated with those cities for the County's use of replacement library facilities constructed by the cities.

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Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The sale of surplus property supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2).

FISCAL IMPACT/FINANCING

It has been determined by staff of the CAO that this property has an estimated minimum bid value of \$900,000.

This is an all cash sale with 20 percent down payment at the time of the auction and the balance payable within ninety days thereafter.

Eighty percent of the proceeds will be paid to the City of Agoura Hills and 20 percent to the City of Westlake Village.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Public Library has occupied this property since November 1, 1970.

The property consists of 19,290 square feet of land improved with a one-story brick building containing 7,503 square feet with approximately 28 parking spaces.

The property is being sold subject to a minimal encroachment of several appurtenant improvements located on the easterly side of the property.

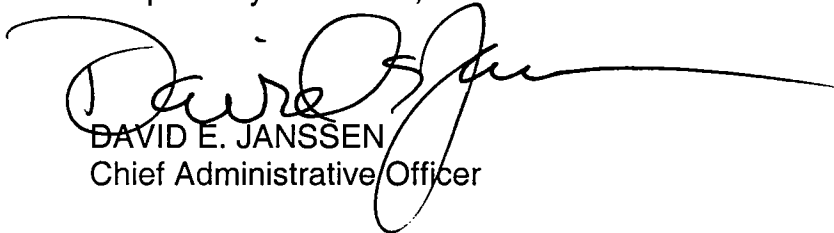
The property has a City zoning of CRS (Commercial Retail Services) with a highest and best use for commercial purposes with good visibility from the 101 Freeway.

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CONCLUSION

The Executive Officer, Board of Supervisors is requested to return to the CAO, Real Estate Division, Property Management Section, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012, one stamped copy of the adopted Board letter, a certified copy of the public advertising, and the original of all documents submitted for execution by the Chairman.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a long horizontal flourish extending to the right.

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:CB:kh

Attachments (2)

c: County Counsel
Auditor-Controller
Assessor
Public Library

CODE
8149
11464
11465
11499

FOR PREY. ASSM
2081-6

SUBJECT PROPERTY

**SALE OF COUNTY SURPLUS REAL PROPERTY
LAS VIRGENES LIBRARY
29130 WEST ROADSIDE DRIVE, AGOURA HILLS**

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

**RESOLUTION AND NOTICE OF INTENTION TO SELL
COUNTY SURPLUS REAL PROPERTY
AT PUBLIC AUCTION**

**29130 WEST ROADSIDE DRIVE
AGOURA HILLS**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California ("Board of Supervisors"), has found and determined that the County-owned real property hereinafter described is not required for public use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. That it is the intention of said Board of Supervisors, on the _____ day of _____, 20____, at 9:30 A.M., in the Hearing Room of the Board of Supervisors, Room 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, to sell at public auction, that County-owned surplus real property located at 29130 West Roadside Drive in the City of Agoura Hills, County of Los Angeles, and legally described in Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof as though set forth in full.

2. The property consists of approximately 19,290 square feet of land zoned CRS (Commercial Retail Services, City of Agoura Hills). It is improved with a one-story, brick building containing 7,503 square feet built in 1970 with approximately 28 paved parking spaces. Certain appurtenant improvements located within an area of approximately five feet along the easterly side of the property encroach on the adjacent

property. Said improvements include a light standard and base, portion of a concrete block wall, a water valve, and a portion of the parking area.

3. The minimum bid that will be considered by the Board of Supervisors is Nine Hundred Thousand Dollars (\$900,000). Any bid less than that amount will not be considered by the Board of Supervisors. Said Board of Supervisors reserves the right to reject any and all bids and to withdraw the property from sale at any time.

4. The sale will be for all **CASH** under the following terms and conditions:

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

5. Sealed bids must be filed in the Executive Office, Board of Supervisors, Room 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 prior to 9:30 A.M. on the day of the auction as set forth in Paragraph No. 1 above.

6. At the time of the auction, sealed bids will be opened and oral bids will be heard provided that the first oral bid exceeds by at least five percent (5%) the amount of the highest sealed bid. Should two or more sealed bids be identical as to highest bid amounts, priority shall be established as to the bid received first in accordance with Paragraph No. 5 above. When bidding on the property, a bidder will be required to identify himself and state clearly the amount of the bid. It is the intention of this paragraph that the following bid requirements and/or conditions set forth herein shall apply to sealed bids and

oral bids alike.

7. The successful bidder will be required at the close of the auction to deposit twenty percent (20%) of the minimum bid amount with the FIRST FIVE THOUSAND DOLLARS (\$5,000.00) in cash or cashier's check, and execute a Purchase Agreement for the full amount of the successful bid. In addition:

a. The balance of the amount due must be paid in cash or cashier's check not later than ninety (90) days from the date of auction as specified in Paragraph No. 1 herein.

b. The transfer of title will not pass to Purchaser until the total bid amount is paid in full to the County, and all terms and conditions of the sale have been met.

8. Purchaser must sign any and all documents and pay whatever fees are required following the auction. Said fees shall include the deed recording fees and Documentary Transfer Tax. County shall obtain the recordation of the deed and pay said fees to the County Recorder on behalf of Purchaser.

9. Purchaser must furnish title vesting in writing to the County no later than five (5) working days following the auction. If more than one signature is required on any document, the same period of time will be allow for Purchaser to obtain the signature(s).

10. No warranty or representation is made by the County with respect to location, size and zone of the property. Such data is set forth for information only and shall not be deemed to be part of the legal description by which the property will be offered for sale or sold. The property will be sold by quitclaim deed using the legal description contained in Exhibit "A". County will not provide a policy of title insurance.

11. The property is offered for sale and will be sold in its "as is" condition, without any warranty, express or implied or representation by County as to its physical condition or suitability for use, and including but not limited to, the condition of the soils or groundwaters on or under the property, and the presence of pollutants or contaminants therein; nor as to the content of any materials in or on the premises including, without limitation, the presence of asbestos within the structure.

12. Sale of the property shall reserve and except therefrom unto the County all oil, gas, hydrocarbons, or other minerals in and under the described property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically, from the surface of the real property.

13. Copies of the title report and map showing the location and size of the property are available for inspection in the office of Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012.

14. If Purchaser fails to abide by the terms and conditions as set forth above, said sale, at the option of the County, may be rescinded and all or part of the first Five Thousand Dollars (\$5,000.00) down payment may be held by the County to offset any damages, costs or expenses which may accrue to the County by reason of said Purchaser's failure to comply.

The foregoing Resolution was on the _____ day of _____, 20____, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer, Board of Supervisors

By _____

APPROVED AS TO FORM:
LLOYD W. PELLMAN
County Counsel

By  _____
Deputy County Counsel

RESOLAGOURA

File with: **LAS VIRGENES LIBRARY**
C.I. 159-057
Third District
T.G. 558 (A6)
A.M.B. 2061-006-903

DESCRIPTION

That portion of Parcel 13, as shown on map filed in Book 15, pages 8 and 9, of Record of Surveys, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the intersection of the southerly boundary of that certain parcel of land described in deed to the State of California, for freeway and adjacent Frontage Road, recorded as Document No. 1500, on February 20, 1962, in Book D1517, page 752, of Official Records, in the office of said Recorder and the westerly line of said Parcel 13; thence South 1°55'38" West along said westerly line, a distance of 153.00 feet; thence South 88°04'22" East 133.00 feet; thence North 1°55'38" East 168.00 feet, more or less, to said southerly boundary; thence North 81°16'59" West along said southerly boundary, a distance of 18.00 feet, more or less, to an angle point therein; thence South 83°21'42" West along said southerly boundary, a distance of 116.13 feet to the point of beginning.

Containing: 19,290± Acres

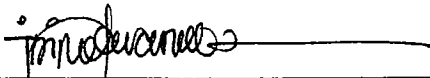
EXHIBIT A

APPROVED AS TO DESCRIPTION

December 27, 2001

COUNTY OF LOS ANGELES

By



SUPERVISING CADASTRAL ENGINEER II

Mapping and Property Management Division